

Town of Lake Park

Future Land Use Map Density Workshop Town Hall Commission Chambers 535 Park Avenue, Florida 33403 Wednesday, December 12, 2007 7:30 p.m.

The Town Commission met for the purpose of a Future Land Use Map Density Workshop on Wednesday, December 12, 2007 at 7:30 p.m., Present were Mayor Castro, Vice-Mayor Daly, Commissioners Balius, and Osterman, Town Manager Maria Davis, and Town Clerk Vivian Mendez. Commissioner Jeff Carey was absent.

Mayor Castro led the Pledge of Allegiance. Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA None

Motion: A motion was made by Commissioner Balius to approve the agenda; Vice-Mayor Daly made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey		Absent	
Commissioner Osterman	X		
Vice-Mayor Daly	x		
Mayor Castro	x		

Motion passed 4-0.

PRESENTATION:

Future Land Use Map Density

Community Development Director Patrick Sullivan explained the purpose of the meeting. He introduced Jerry Bell of Corradino & Associates.

Mr. Bell gave a Power Point presentation (see Exhibit "A") of the Town's Future Land Use Map Density.

He presented a list of the Comprehensive Plan Elements. He addressed and explained the following nine issues that were identified:

• Issue 1 - Town Police and Fire Services - He stated that the proposed solution was to

Amend the Plan to reflect current status and call for continued progress in improving service levels while seeking opportunities for cost savings.

- Issue 2 Community Design and Architecture He stated that the proposed solution would be to amend the Plan to reflect design guidelines to include objectives and policies and to continue to maintain and improve community character and esthetics through cohesive and compatible design.
- Issue 3 Roadways and Drainage He stated that the proposed solution would be to amend the Plan to include the Five Year Capital Improvements Schedule, and objectives and policies addressing funding alternatives and needed improvements on Park Avenue, 10th Street, Silver Beach Road, US Highway One, Marina, traffic calming and signalization, South Lake Dredging, Downtown, bike lanes and sidewalks.
- Issue 4 Mass Transit He stated that the proposed solution would be to amend the Plan to address coordination with Palm Tran to maintain and improve existing mass transit options such as bus routes and bus stops and for Tri-Rail to evaluate the leasibility and pros and cons of locating a station within the Town.
- Issue 5 Historic Preservation He stated that the proposed amendment was to include a
 Historic Preservation Element (or additional objectives and policies in existing elements)
 address the historic preservation ordinance (including needed changes) evaluate the
 establishment of historic districts or sub-districts; address the potential of preservation
 tools such as the purchase or transfer of development rights; mitigate burden on
 homeowners.
- Issue 6 Parks and Recreation He stated that the proposed amendment was to adopt a
 Level of Service Standard for parks, include park improvement projects in the Capital
 Improvements Schedule, address acquisition, address the potential for a community
 center/shelter, address expansion of the Marina, encourage use of waterfront resources
 and seek grants for parks and recreational facilities.
- Issue 7 Economic Development He stated that the proposed amendment was to include a mixed-use designation that combines residential and non-residential components that maximizes economic benefits, provide appropriate densities and intensities to maximize economic developments while protecting neighborhoods, address redevelopment needs, consider economic development zones to retain or attract businesses and call for market studies to attract businesses to downtown.
- Issue 8 Residential Density He stated that the proposed amendment was to include objectives and policies addressing the protection and maintenance of core residential areas, redevelopment, opportunities to increase home ownership, protection of the singlefamily housing stock, expansion of the multi-family housing stock, and needed improvements to the housing stock.
- Issue 9 Preserving Small Town Character He stated that the proposed amendment was
 to address beautification, tree ordinances, a more pedestrian friendly environment,
 paving, street lighting and furniture, grants, corporate sponsorship of community events
 and connecting the waterfront to downtown communications with residents.

Community Development Director Patrick Sullivan presented a slide of the present Lake Park Future Land Use Map. He explained that the reason for the meeting was to discuss the map and come to a consensus on whether or not there should be changes. He explained that the purpose of the map was to set aside areas of land for specific uses. The State requires that Land Use Maps be updated by municipalities, and to have a Present Land Use Map and a Future Land Use Map. A Future Land Use Map would show where the Town intends to be in 10 years. He recommended updating the Future Land Use Map because the community will have growth in the next 10 years. He explained the meaning of density and how it related to the Future Land Use Map and he explained that land use was not the same as zoning.

Commissioner Carey arrived for the meeting at 7:43 p.m.

Community Development Director Patrick Sullivan explained that the foundation of land use sets the residential areas of the Town. He stated that zoning limits land use and sets heights of buildings, setbacks, landscaping, traffic impacts, individual uses, and parking. He presented a map that showed the existing industrial area of the Town. He stated that there were suggestions to add two segments along 10th St. Those areas were already industrial and the change would legitimize them by adding them into the commercial/industrial area and taking them out of commercial. It would help those areas to grow and redevelop. He stated that there were two questions for the downtown area of the Town; whether or not to allow residential and or change the area to commercial. He presented a map showing the new commercial configuration suggested by staff. He stated that staff did not suggest any changes to the Northlake corridor. Staff suggested changes to the area on the eastern side of 10th St. He recommended changing it to a commercial area. He mentioned other areas on the map that would benefit from changing to commercial use. He presented a map showing the area along Federal Highway and Lakeshore Dr. He stated that this area was originally a mix of commercial and residential medium density. He suggested a higher density with at least 30 dwelling units per acre. He stated that there were 14 acres of land available on the west side and nine acres available on the east side for development.

Mr. Bell stated that one of the recommendations for the Town was to create a Mixed Use District which would be applied in certain areas as appropriate. He stated that the State of Florida was encouraging Mixed Use Districts as an alternative to Urban Sprawl. He explained the goals, uses and advantages of Mixed Use Districts. He stated that the permitted uses in a Mixed Use District would be sales and service activities, retail, offices, cultural and entertainment uses, hotels/motels, medical buildings, and residential uses in a high quality, pedestrian-scaled and design unified environment. He explained the alternative forms of mixed use development as horizontal mixed use and vertical mixed use. He explained that the proposed mix of uses would be that the residential component would comprise no more then 50 percent of the floor area of a development, and in no case would residential space be located on the first floor; and finally that at least two uses must be provided for in any mixed use development.

Community Development Director Patrick Sullivan explained that the Future Land Use Map would be laying the foundation for proposed developments of certain areas in the Town. He presented a map that showed the different areas for recreational development of the Town. He stated that there was currently no space on Town property to incorporate a recreation or community center. He stated that consideration was needed as to where a community center could be constructed in the Town. He recommended that a proposal to expand recreation for the

Town be incorporated into the Comprehensive Plan. He presented a map of the single family residence area of the Town. He stated that there were no recommended changes for the residential area. He stated that there was a high density area located along the intracoastal waterway. That area is currently high density and there were buildings that were currently out of compliance. These owners would not be able to rebuild at the present density if the property were destroyed. He stated that the area along the Lakeshore Dr. waterfront was 30 units per acre. The area along Silver Beach Rd. was mainly comprised of duplexes and there is very limited room for parking or landscaping. He recommended that condominium density in the Town be increased to 40 units per acre which would bring the property into compliance.

He stated that medium density areas would remain at medium density. He stated that density would not be lost but shifted around and would provide a good tax base. He gave the differences between the old density and the proposed density for the Town. He stated that if the Town was considering any annexation of land in the future it must be incorporated into the Comprehensive Plan. He stated that there was a piece of land that was mainly zoned industrial behind the Wal-Mart property that could be annexed by the Town. He stated that there were two other areas that were possible for annexation one of which was currently a mobile home park that would not be there in the future. He showed these areas on the map (see Exhibit "A"). He stated that another issue to consider was the Bioscience Overlay. He presented a map that showed approximately 223 parcels and 232 acres that were available for Bioscience use.

Mayor Castro stated that he was concerned about the proposed changes. He stated that land development regulations needed to be discussed. He was concerned about the height of buildings along the U.S. Highway One corridor. His other concern was the site distance triangles from the residential districts. He stated that there was discussion about architectural detail to the front of buildings but the consultant did not discuss how to treat the rear of the buildings with regards to how they would face the residences behind them. He stated that he was also concerned about density intensity and height with regards to water, sewer, electricity and roadways. He asked if any concurrency studies had been done. He stated that he was very concerned about increasing density and the impact it would have on the Town.

Commissioner Carey asked if there would be enough acreage to be able to appease Palm Beach Gardens and the County if some of the Bioscience Overlay District was taken away.

Community Development Director Patrick Sullivan stated that the Bioscience Committee would like as much space as they can. He stated that it was still in negotiation and what the Town decides is best for the Community would have to be accepted.

Vice-Mayor Daly stated that he would like the Town to consider a reduction in the size of the Bioscience land in order to use that property as commercial property. He stated that he would like to see mixed use in between Lakeshore Dr. and U.S. Highway One. He stated there would need to be something in place to protect the residences on the West side of Lakeshore Dr. He recommended going higher in density in the next five to ten years in order to dress up the Town and get a full tax base out of it.

Commissioner Balius stated that in the past Lake Park had annexed 214 acres and brought money into their tax base. Before this Lake Park did not have room to grow. Ten to twenty years from now Lake Park may be in the same position by being built out with no increase in tax base. He stated that he would like to see changes along U.S. Highway One and he agreed with

higher density along that area.

Commissioner Osterman stated that the proposals made sense and they would bring properties into compliance. She stated that mixed use property should be considered along the U.S. Highway One corridor. She stated that the Town should include the mobile home park property that is being considered for annexation. She stated that she was concerned over the amount of property proposed for the Bioscience Overlay.

Mayor Castro stated that there would need to be a caveat in the agreement with the Bioscience Committee to remove property from the Bioscience Overlay should the Town decide to do so in the future.

Commissioner Balius stated that he would like to see the mobile home park property annexed into Lake Park.

Commissioner Carey stated that he would like to see the Town have a chance to approach developers and have developers approach the Town with new projects. The Town could have a map set in place and be able to have control over the development.

Discussion ensued between the Commissioners regarding the Future Land Use Map.

Public Comment Open

Doug Shepherd, Lake Park - asked what the affect the Bioscience Overlay has on the Town.

Mayor Castro explained that the Bioscience Overlay allows Palm Beach County to get the Bioscience Consortium together and get the Governor to give it to the North County area instead of the South County area. Lake Park was required to provide enough acres to satisfy Governor Bush at the time.

Mr. Shepherd asked if there were any restrictions on the property.

Mayor Castro stated that there were no restrictions on the property at this point in time. The Town had not adopted its Comprehensive Plan element as it related to the Bioscience Overlay. He stated that there would be discussion as to what restrictions may be placed once the Town adopts its Comprehensive Plan. He stated that the Town has the larger percentage of land in the Bioscience Overlay than any other municipality.

Mr. Shepherd asked if the Town would have to consult with Jupiter or Palm Beach Gardens when they want to develop designated Bioscience property.

Mayor Castro asked Community Development Director Patrick Sullivan to explain.

The Community Development Director explained that the main restriction for designated Bioscience property would be that it could not be made residential. It would also be difficult for retail shopping centers to be developed in the Bioscience area. He stated that there would be no changes to the zoning or land use of the property allotted for the Bioscience Overlay.

Mayor Castro stated that Palm Beach County Commissioner Karen Marcus had expressed there

was a great opportunity for the Bioscience Overlay in Lake Park because the land is cheaper for the development of spin off companies from the Bioscience Overlay.

Mr. Shepherd asked why the Town would allow any restrictions on their property.

Community Development Director Patrick Sullivan stated that the Bioscience Committee does not want the land in Lake Park developed into shopping centers and box stores.

Discussion ensued between the Commissioners regarding the Bioscience Overlay.

An unidentified person from the public came forward and asked if the Commission votes on the Future Land Use Map by section or if there was one vote for the entire map.

Mayor Castro explained the process on voting on the Future Land Use Map.

The individual asked when the vote was scheduled to take place.

Community Development Director Patrick Sullivan stated that the vote should be made by the end of January 2008.

The individual asked for an explanation of the Bioscience Overlay District.

Mayor Castro explained the purposes of the Bioscience Overlay District.

Kim Castro, 230 E. Ilex Dr., Lake Park — stated her concerns regarding the changes and expansion of Recreational Facilities. She stated that there was an apartment building on the west side of the ball field which was now being renovated. She was concerned about designating additional residential lots as recreation or public land and making them non-conforming which would make them unable to renovate or rebuild in the event of a casualty. She stated that there needed to be an opportunity for those property owners to have assurance that they are non-conforming until the Town has the funds to purchase the land and that they still have legal uses. She stated that she also thought that the proposal for the Future Land Use Map was too limited along the east side of U.S. Highway One. She recommended bigger vision for that area and more opportunity for development. She recommended more intensities and densities along the lake and along the east side of U.S. Highway One in the mixed use area. She recommended combining some objectives of the EAR and to promote preservation of the Town's historic resources by giving property owners the ability to transfer development rights over to the east side of U.S. Highway One.

Discussion ensued between the Commissioners and Ms. Castro regarding the proposals for density and intensity for the east side of U.S. Highway One.

Jerry Krape, 700 U.S. Highway One, Lake Park – stated that the lots along the west side of U.S. Highway One were 150 by 150 feet and nothing of any value could be built on those properties. He recommended that the properties be utilized as mixed use.

James Dubois, 516 Sabal Palm Dr., Lake Park – stated that he liked the proposals presented for the Future Land Use Map. He gave a list of resources that the Town could rely on as it works toward growth.

Bill Genis – stated that he was concerned about a lot on Silver Beach Rd. He asked if the lot would allow a four story building.

Community Development Director Patrick Sullivan stated that the lot on Silver Beach Rd. would allow for office and residential use only.

Vice-Mayor Daly asked Mr. Genis what type of building he would need to build on the Silver Beach lot for his business to be profitable.

Mr. Genis recommended a building no more than two stories high. He asked if he could build five units on the lot.

Community Development Director Patrick Sullivan explained that he would have zoning issues if he wanted to build five units on the lot.

Mayor Castro told Mr. Genis that he would need to discuss the issues further with Community Development Director Patrick Sullivan.

Francis Roan, Sabal Palm Dr., Lake Park – stated that she did not understand the technical issues that were discussed concerning the Future Land Use Map. She expressed concern over building four story units in the Town. She referenced the proposed Village Shoppes Planned Unit Development. She stated that if the project went through it would not be good for current residences surrounding the project.

Mayor Castro stated that the Village Shoppes Planned Unit Development was out of Lake Park's jurisdiction. He stated that should the project be submitted there would be many meetings and discussions regarding the issues for the Town of Lake Park. He stated that the North Palm Beach Planning & Zoning Board voted not to accept the original proposal for the Village Shoppes Project.

Ms. Roan asked how the areas along U.S. Highway One would affect the businesses currently there.

Mayor Castro stated he was concerned about doing anything more than two stories on the properties along U.S. Highway One. He stated that there would be parking constraints involved.

Community Development Director Patrick Sullivan stated that unless the properties were expanded back into the residential areas, it would stay the same as it is today.

Mayor Castro stated that he anticipated that there would be different zoning on the East side of U.S. Highway One than on the West side of U.S. Highway One.

Commissioner Osterman explained the process of giving property owners the ability to transfer development rights.

Discussion ensued between the Commission and Ms. Roan regarding densities of properties along U.S. Highway One.

Ms. Roan asked for an explanation of the Scrub area.

Mayor Castro asked Community Development Director Patrick Sullivan to explain the Scrub area.

Community Development Director Patrick Sullivan explained that the Scrub was an area dedicated to conservation. The land was purchased by Palm Beach County and was environmentally protected.

Ms. Roan stated that helicopters with search lights have been flying over her neighborhood more frequently. She asked if there was a higher crime rate.

Mayor Castro stated that the violent crime rate had gone down and the Town did not have the resources to utilize helicopters to catch criminals in the past.

Commissioner Osterman stated that the crime stats had gone up for shoplifting and employee theft in the department stores in the Town,

Mayor Castro asked what the next step for the Future Plan Use Map would be.

Jerry Bell of Coraddino and Associates stated that he will take all of the input from the meeting and will come back with the amendments to the Comprehensive Plan and the Future Land Use Map. They will bring it before the Commission for the approval to submit to the State Department of Community Affairs. He stated the draft transmittal would come before the Commission between January and February. The proposal would be brought back in ordinance form for the Commission to adopt by June.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Osterman and seconded by Commissioner Balius, and by unanimous vote, the meeting adjourned at 9:10 p.m.

Mayor Castro

Jessica Shepherd, Deputy Clerk

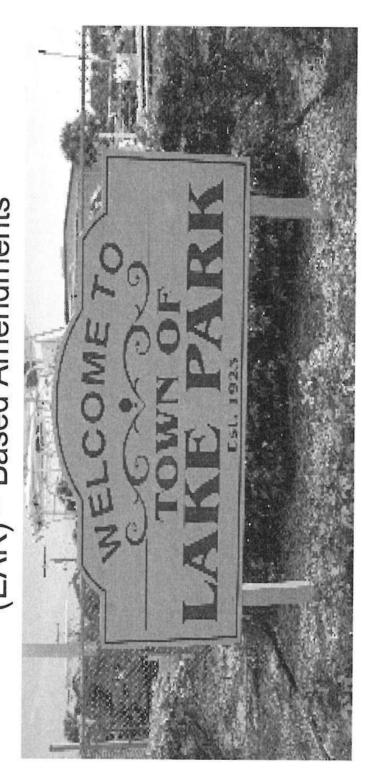
Town Clerk Vivian Mendez

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Reproved on this 16 day of January, 2008

Town of Lake Park 2007 Comprehensive Plan Evaluation and Appraisal Report (EAR) – Based Amendments



December 12, 2007

The Corradino Group with Bell David Planning Group

Comprehensive Plan Elements

Future Land Use Element

Traffic Circulation Element (to become Transportation Element)

Housing Element

Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element

Coastal Management Element

Conservation Element

Recreation & Open Space Element

Intergovernmental Coordination Element

Capital Improvement Element



Issue 1 - Town Police and Fire Services

- General consensus that there have been significant improvements since the EAR
 - Five year contract with the County in place
- Amend Plan to reflect current status and call for continued progress in improving service levels while seeking opportunities for cost savings.



Issue 2 - Community Design and Architecture

- Town has made progress in the development of design guidelines, color palettes and other areas
- Amend Plan to reflect these guidelines, include objectives and policies to continue to maintain and improve community character and aesthetics through cohesive and compatible design.



Issue 3 - Roadways and Drainage

- Need for key improvements to the transportation and drainage systems
- Beach Road, US-1, City marina, traffic calming and signalization, South Lake dredging, Downtown, bike Amend Plan to include the Five Year Capital Improvements Schedule, and objectives and policies and needed improvements (i.e. Park Avenue, 10th Street, Silver addressing funding alternatives lanes and sidewalks).



Issue 4 - Mass Transit

- Need for additional bus stops and shelters to serve residents - no need for internal circulator and there are pros and cons associated with a Tri-Rail stop
- to maintain and improve existing mass transit Amend Plan to address coordination with Palm Tran evaluate the feasibility and pros and cons of locating options (i.e. bus routes, bus stops) and Tri-Rail to a station within the Town.



Issue 5 – Historic Preservation

- Remains a key opportunity and challenge for Lake Park,
- Amend Plan to: include a Historic Preservation ordinance (including needed changes); evaluate the the purchase or transfer of development rights; Element (or additional objectives and policies in existing Elements); address the historic preservation establishment of historic districts or sub-districts; address the potential of preservation tools such as and should be a major focus of the Plan mitigate burden on homeowners.



Issue 6 -Parks and Recreation

- Need for improvements to the Town park system
- parks; include park improvement projects in the acquisition; address the potential for a community Amend Plan to: adopt a Level of Service Standard for center/shelter; address expansion of the marina; encourage use of waterfront resources; seek grants Schedule; for parks and recreational facilities. Capital Improvements



Issue 7 – Economic Development

- Remains a major issue and should be a key focus of
- components in a manner that maximizes economic benefits; provide appropriate densities and intensities to maximize economic development while protecting neighborhoods; address redevelopment retain or attract businesses; call for market studies Amend Plan to: include a mixed-use designation that combines residential and non-residential needs; consider economic development zones to to attract businesses to downtown.



Issue 8 - Residential Density

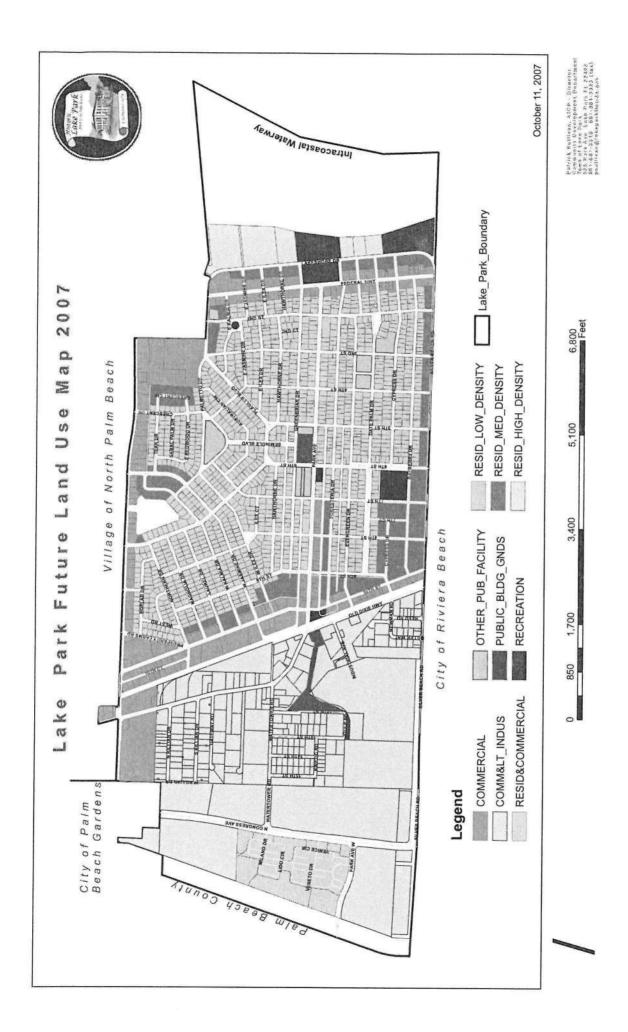
- Maintaining and improving residential neighborhoods
 - Amend the Plan to include objectives and policies residential areas, redevelopment, opportunities to family housing stock, expansion of the multi-family housing stock, needed improvements to the housing addressing the protection and maintenance of core increase homeownership, protection of the singleremains an issue that should be addressed in the Plan stock.



Issue 9 - Preservation of Small Town Character

- Protecting and enhancing the Town's unique character should be a focus of the Plan.
- Amend Plan to address beautification, a tree downtown, ordinance, a more pedestrian friendly environment, corporate sponsorship of community events, paving, street lighting and furniture, grants, **t**o Waterfront communications with residents. connecting the





Types of land use: commercial, industrial, residential, mixed commercial and industrial, mixed commercial and residential, public facilities, recreation

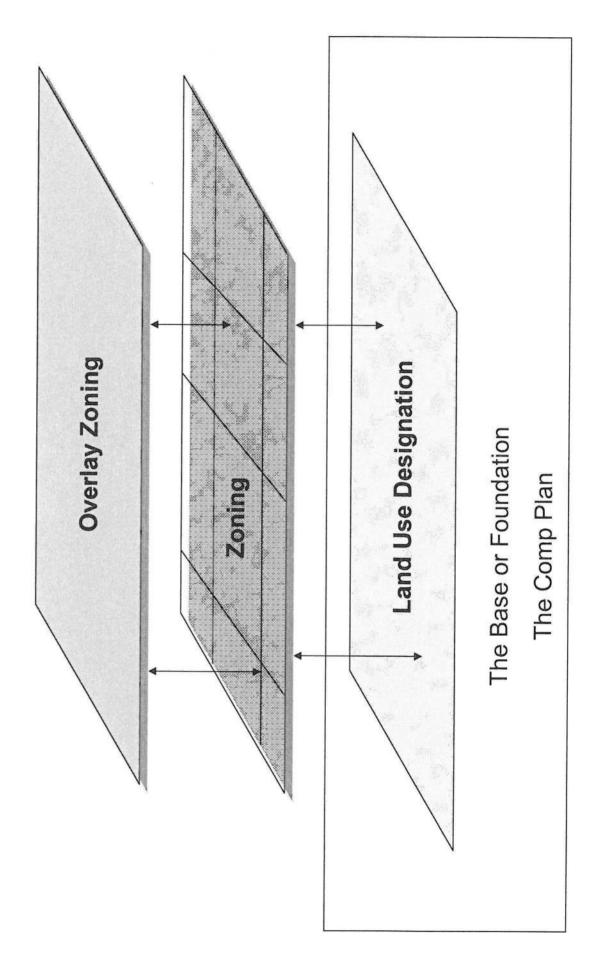
Number of residential units on a parcel. How many units per acre.

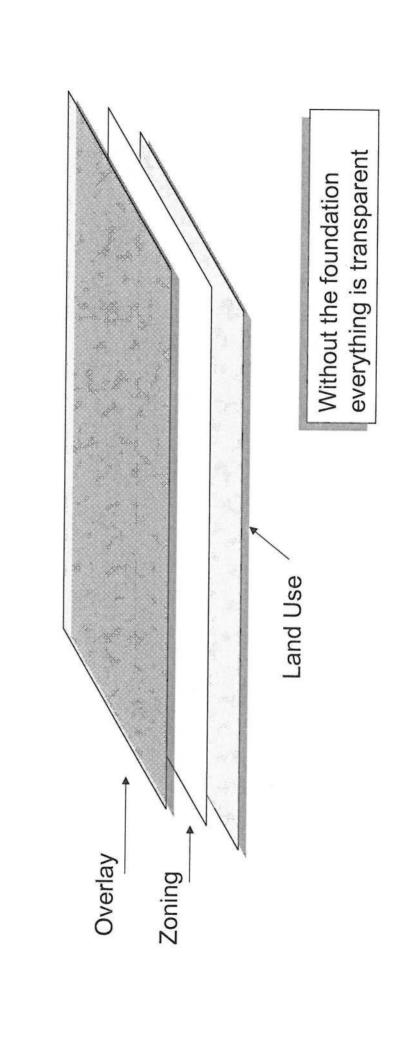


Density

Future Land Use

Not Zoning





SUNCE

limits the land use

Height

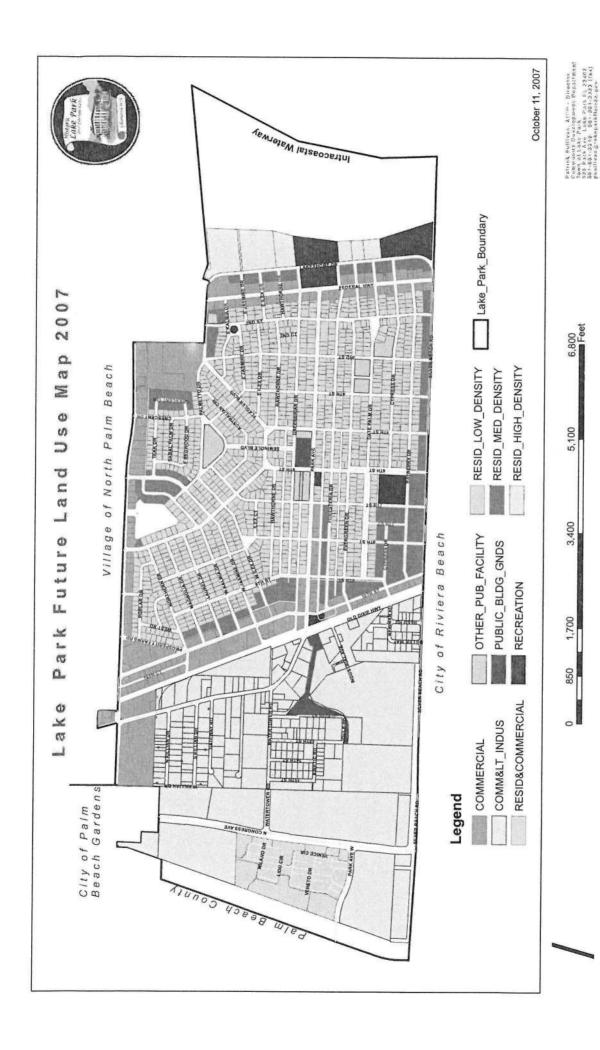
Setback

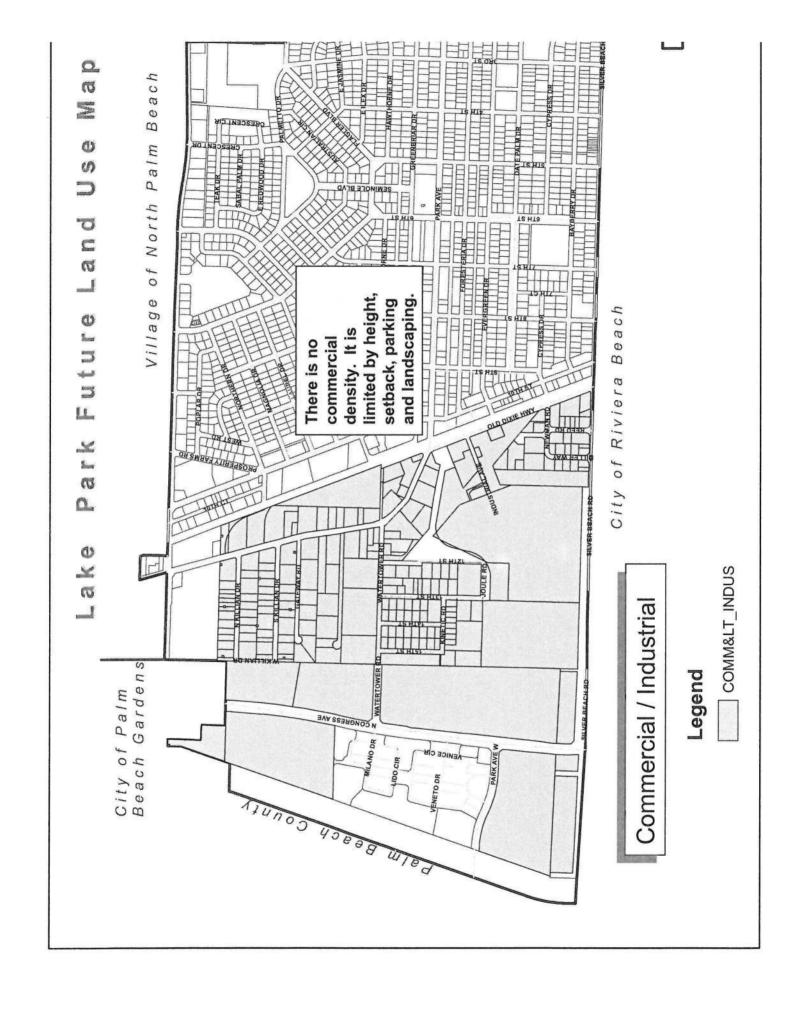
Landscaping

Traffic impacts

Individual uses

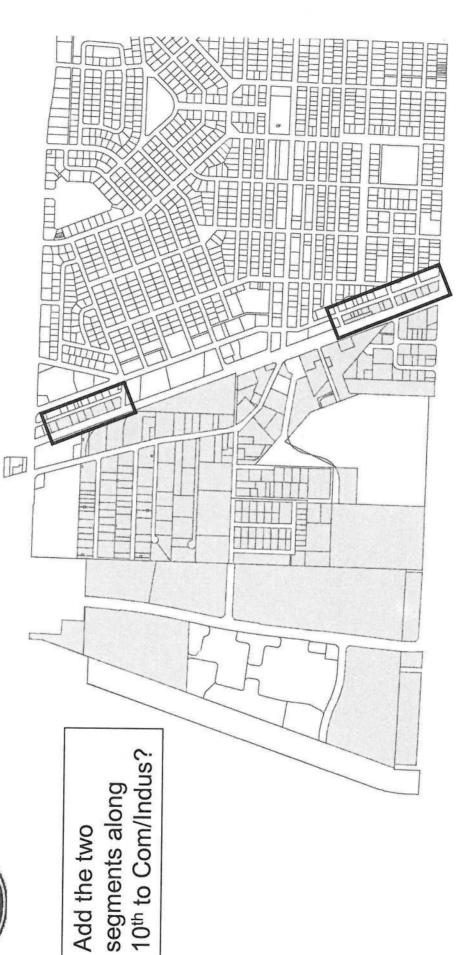
Parking



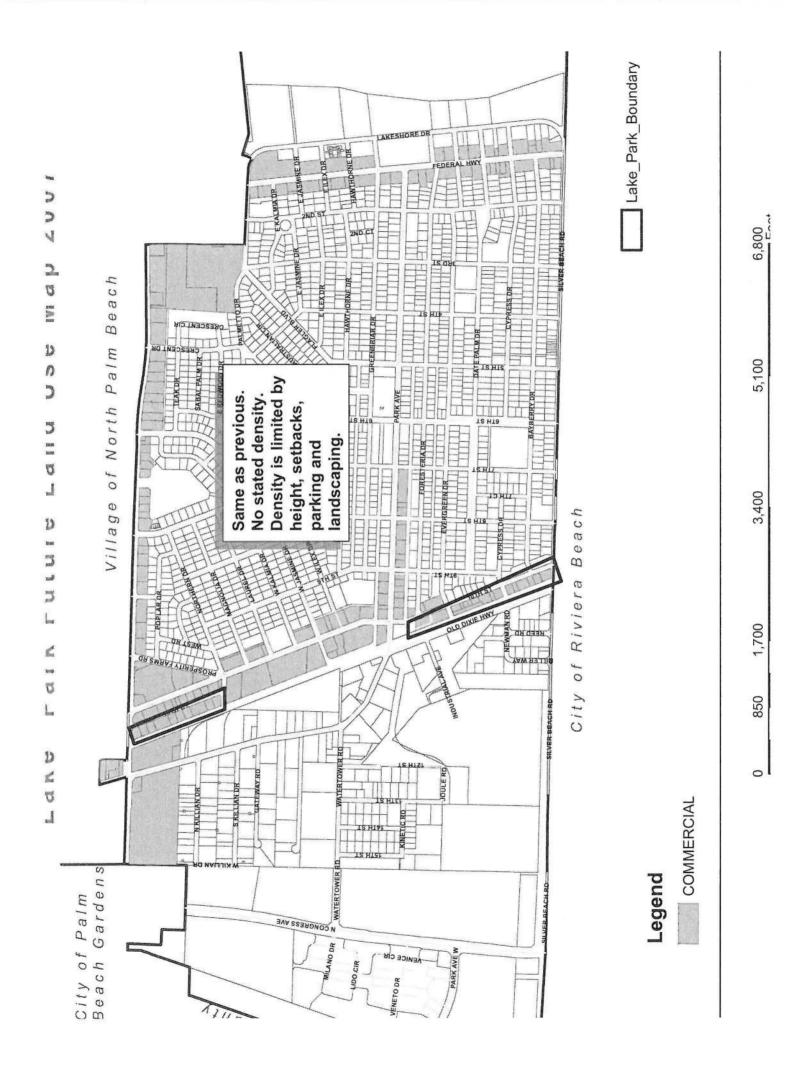


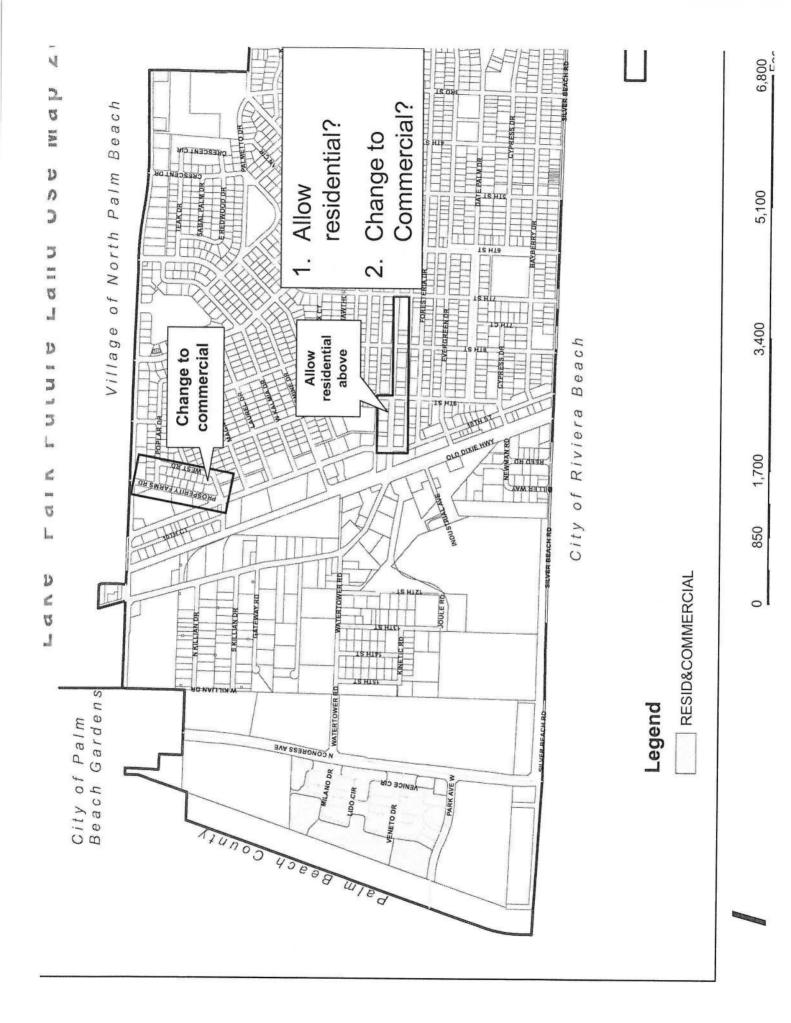


Park Future Land Use Lake

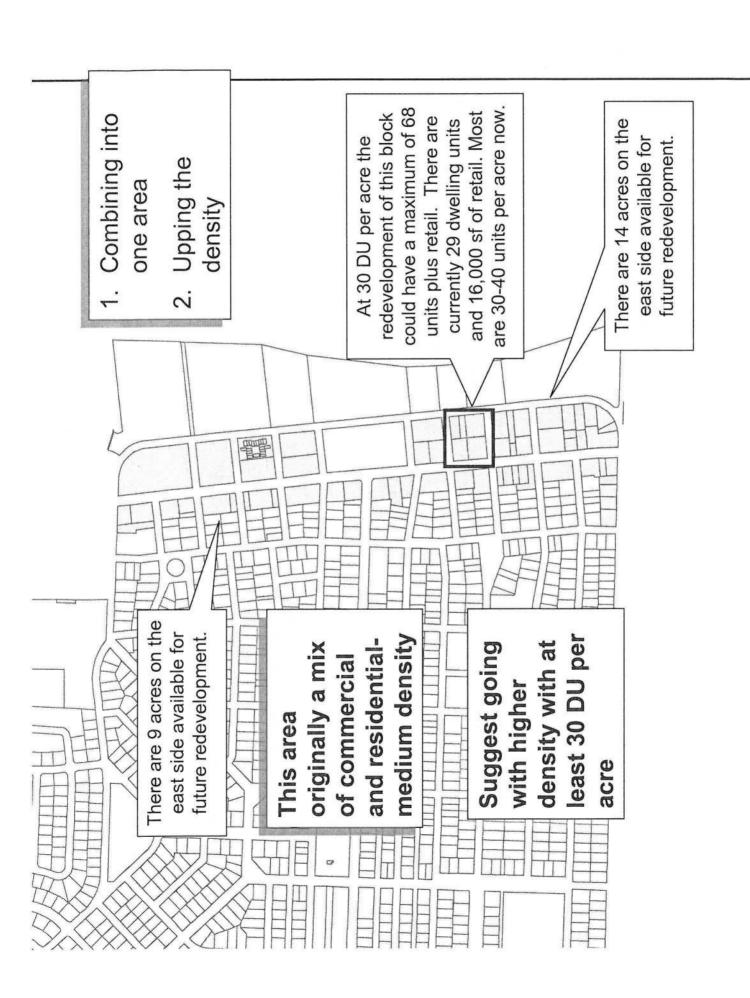












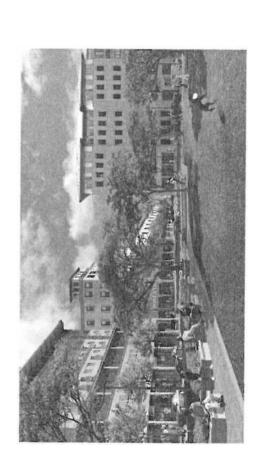
Mixed Use District

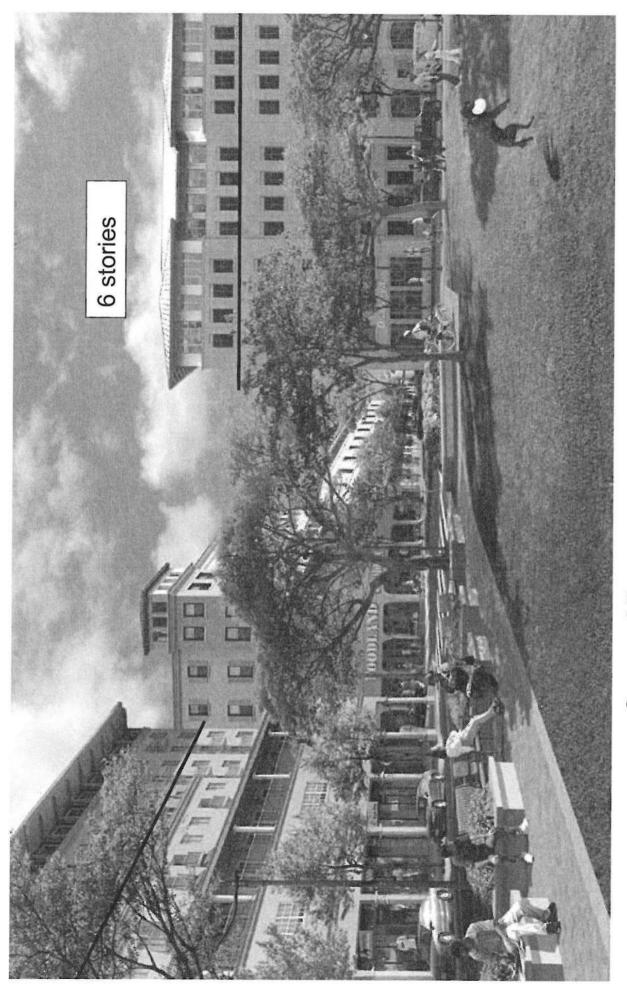
Create a new Mixed Use District that may be applied to key roadway corridors, and other locations as appropriate.



Proposed New Mixed Use District

entertainment uses, hotels/motels, medical buildings, and residential uses in a high quality, pedestrian-scaled, and designactivities, retail, offices, cultural and Permitted uses - Sales and service unified environment.

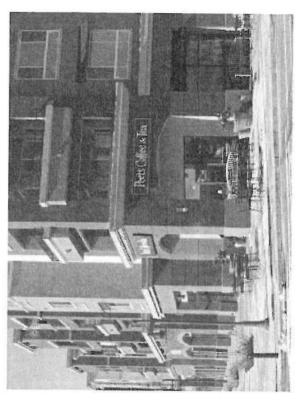




Corner of Foresteria and Federal Highway

Alternative forms of mixed use development

- different buildings on the same block face Horizontal mixed use - Different uses in
- on the ground floor, residential and office Vertical mixed use - Sales and services on higher floors



Proposed mix of uses

- The residential component shall comprise of a development, and in no case shall be no more than 50 percent of the floor area located on the first floor
- At least two uses must be provided for in any mixed use development

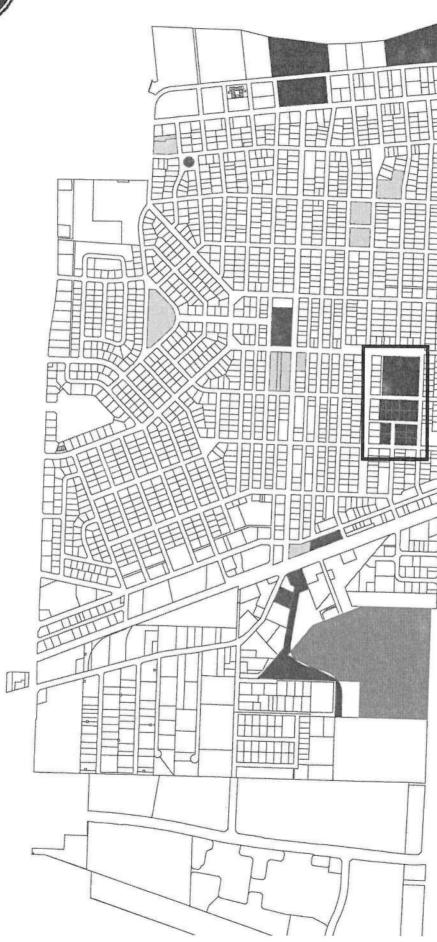
Potential Development Standards

- Height limitation 45 feet
- Residential at up to 30 units per acre with bonuses/incentives
- Floor Area Ratio of 2.0
- immediately behind a public/semi-public space (i.e. Buildings adjacent to street at front setback line, or outside seating)
- Street frontages include architectural detailing



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Do we want to expand Rec area?

Pub_Bldg_Grounds

Rec_Lands

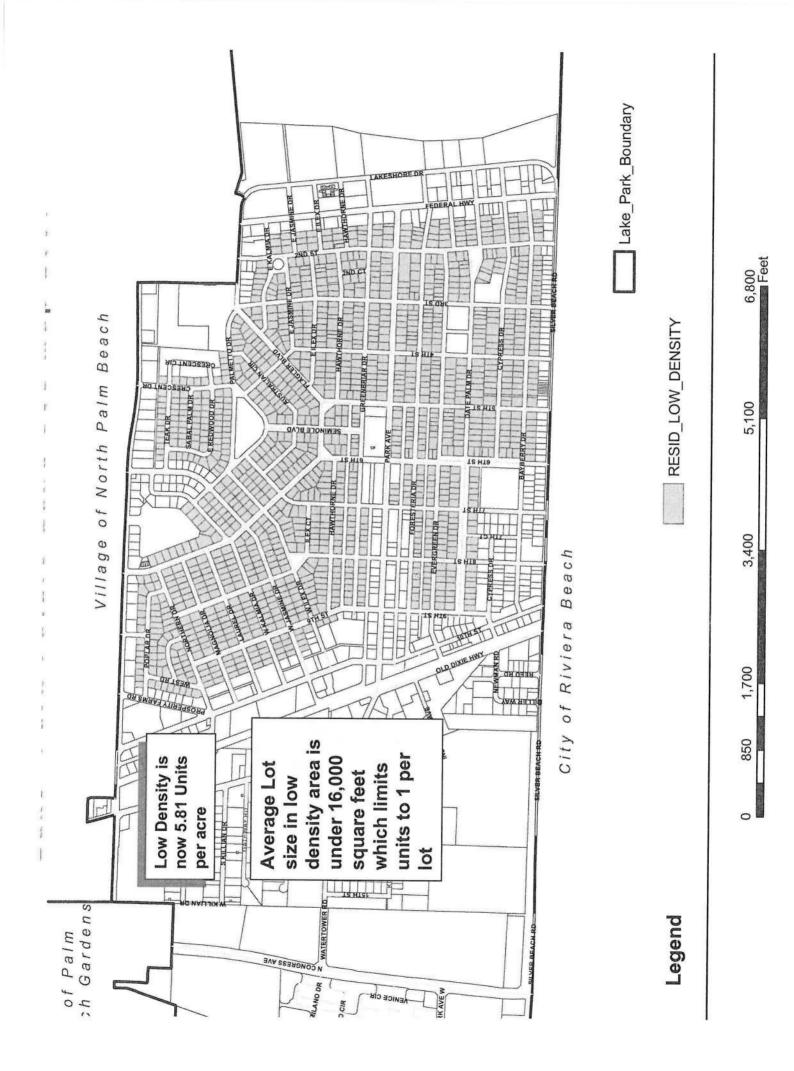
Other_Pub_Facilities

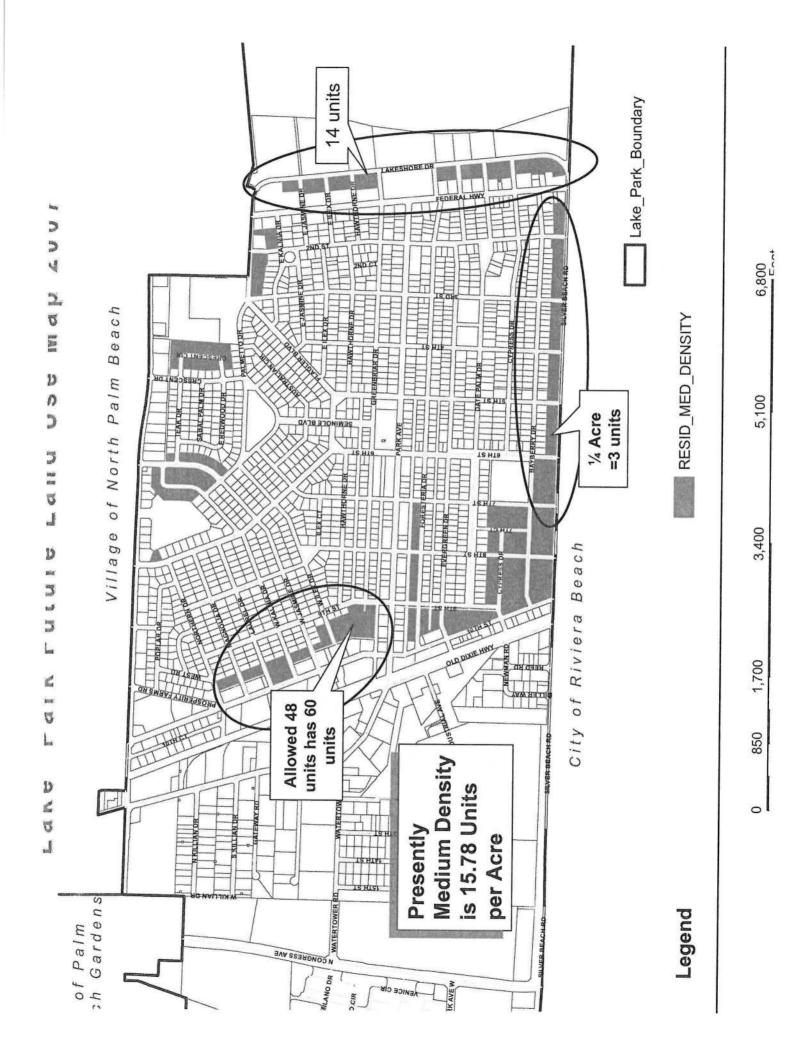
ervation

2 Miloc

1.5

0.5







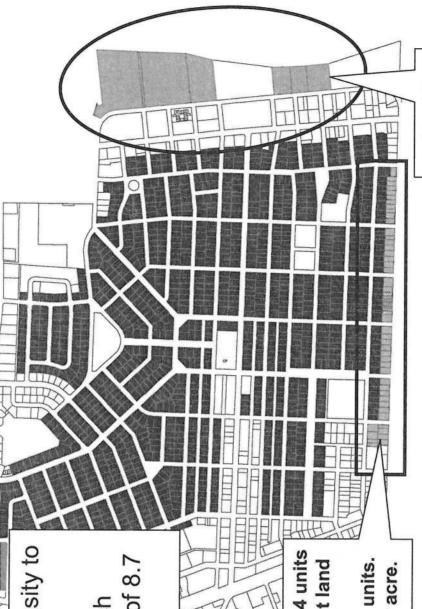




PINAPP

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area to low density of 8.7 Change Silver Beach units? ر ز



Mainly duplexes but 3-4 units allowed under present land use density.

Could add another 50 units. Suggest 8.7 units per acre.

Resi_Low_Density Condo_density

per acre

40 DO

Single_Fam

1.5

0.25

Use Map Park Future Land Lake





Downtown

Resi_medium

1.5

0.5

0.25

2 Milac

Density

Old Density

Low - 5.81 units per acre Medium - 15.78 units per acre

High - 20 units per acre



Proposed Density

Single Family - 6 units per acre

Low -

8.7 units per acre

16 units per acre

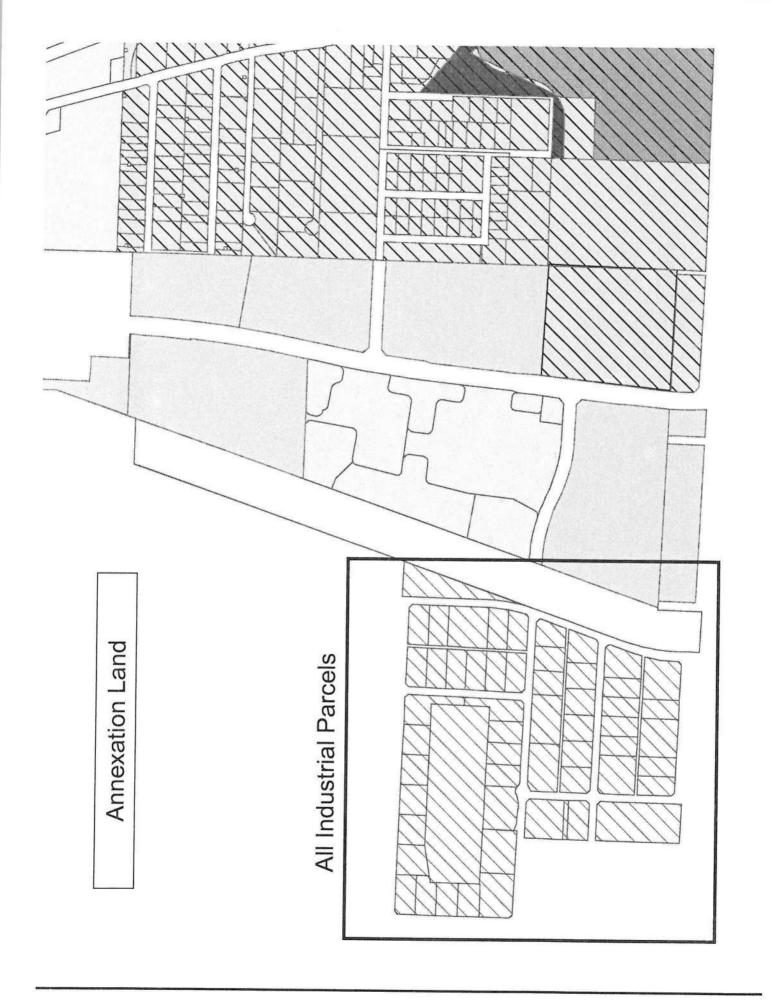
Medium -

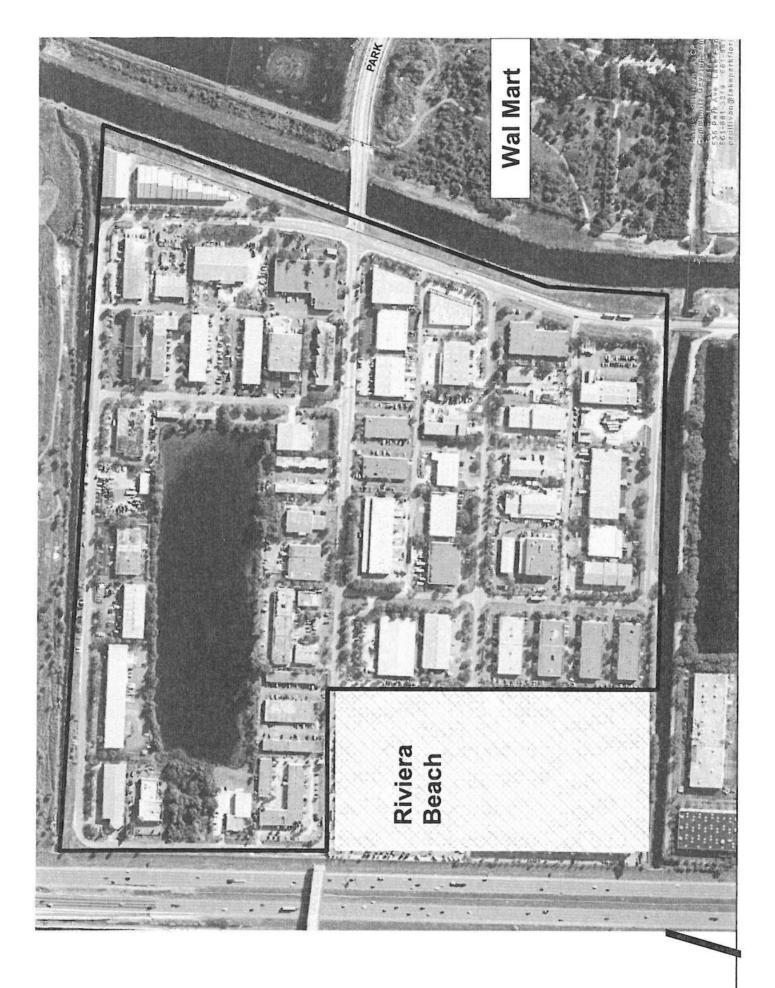
Resi 30 units per acre

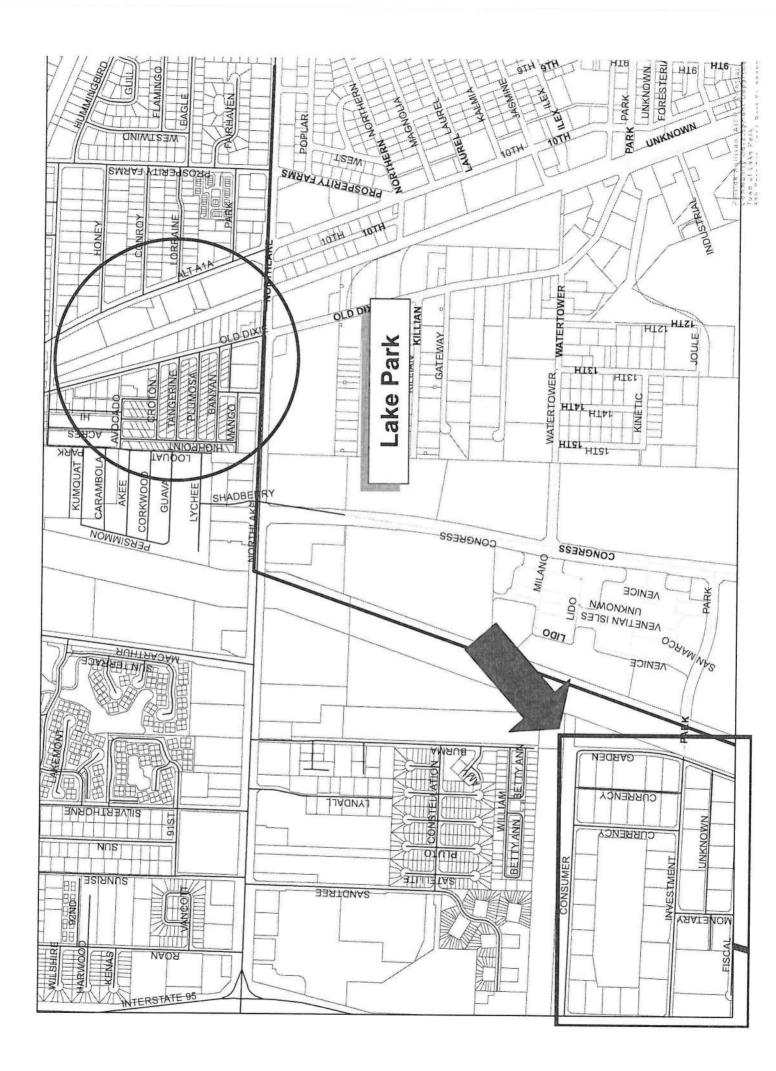
Comm-Resi

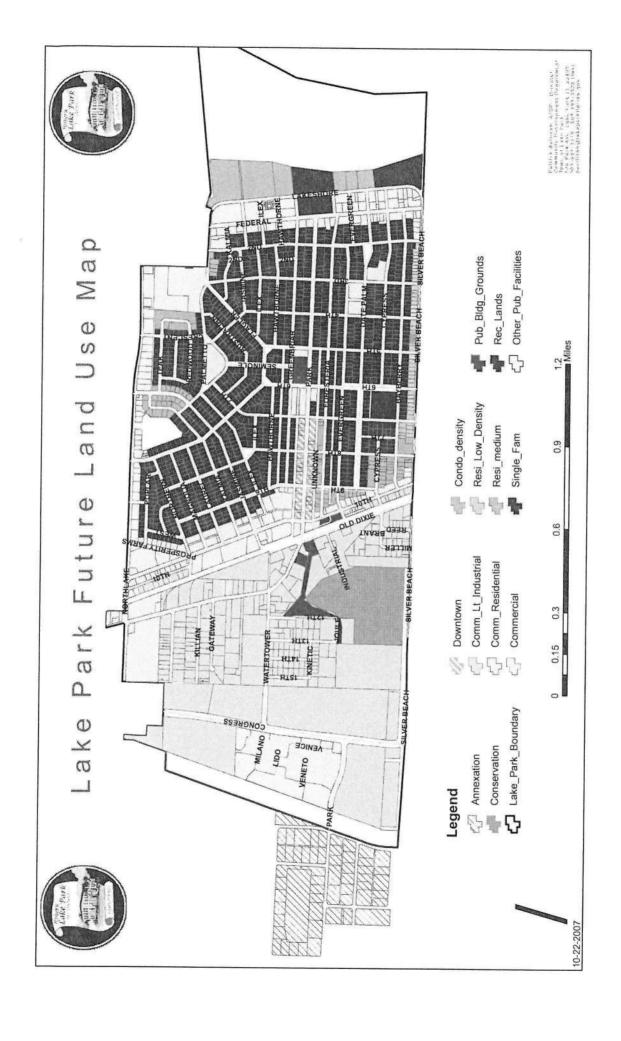
40 units per acre

Condo -

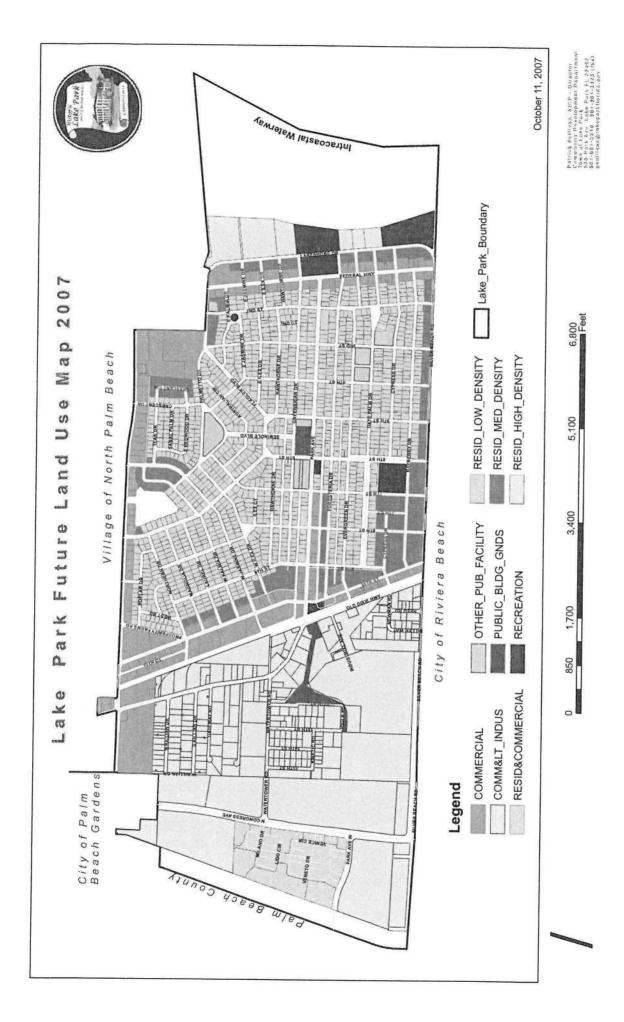












Town of Lake Park **Community Development Department**



Meeting Date: Memo Date: December 19, 2007 December 7, 2007

Patrick Sullivan, AICP, Director

To: Town Commission

Re: Future Land Use Map Workshop

I have enclosed three maps in your packet in preparation for the map workshop on the 12th. The Future Land Use Map (FLUM) that is marked "present" and dated 2007 reflects the current land use in the Town. The other FLUM represents suggestions for changes to the existing map. Also included is a preliminary bioscience overlay map with suggested boundaries.

The changes will be addressed with a powerpoint presentation similar to the one I presented to you earlier. Our comp plan consultants will also be available that evening to discuss mixed use concepts and other areas of land use that may be helpful to the discussion. They will also be presenting a brief overview of the comp plan update process.

Highlights of the changes to the FLUM. This is intended to provide a backup for reviewing the maps.

Changes to Commercial and Light Industrial designated land use areas.

Add present commercial land uses along the western side of 10th Street to commercial/industrial land use.

Changes to Commercial Land Use designation.

- Section along east side of Prosperity Farms Road that is now mixed commercial and residential change to just commercial land use.
- Change eastern side of 10th from Silver Beach to the south Park Avenue alleyway to commercial from residential.
- Change section from Northern Drive to the north Park Avenue alleyway immediately east of the 10th Street alleyway to commercial from medium density residential. Change Federal Highway section from commercial to mixed commercial-residential.

 Park Avenue Downtown is suggested to have its own land use designation.

Changes to residential.

- Changes to density:
 - o Existing
 - Low 5.81 units per acre
 - Medium 15.78 units per acre
 - High 20 units per acre
 - Proposed
 - Single Family 6 units per acre
 - Low -
- 8.7 units per acre
- Medium -
- 16 units per acre
- Comm-Resi Condo -
- 30 units per acre 40 units per acre
- Core single family stays unchanged.
- Change section of Silver Beach from 2nd to 7th to a lower density of 8.7 units per acre from 15.7
- Change condo area (only waterfront) from 20 to 40 units per acre

Changes to recreation land use.

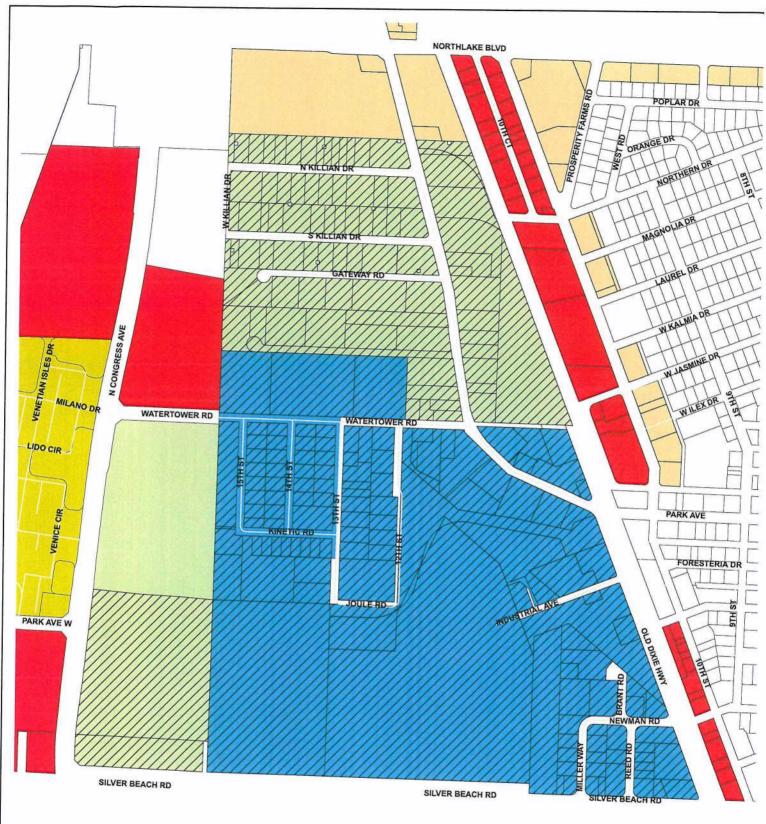
 Suggest adding a couple of blocks north of the ball fields to be designated rec lands for future expansion.

Annexation.

- Add industrial area off Park Ave Extension
- No desire to add any residential areas.
- Possibly add commercial areas along Old Dixie Highway north of Northlake

Bioscience Overlay.

- As depicted on enclosed map
- Includes 223 parcels and 292 acres



Legend

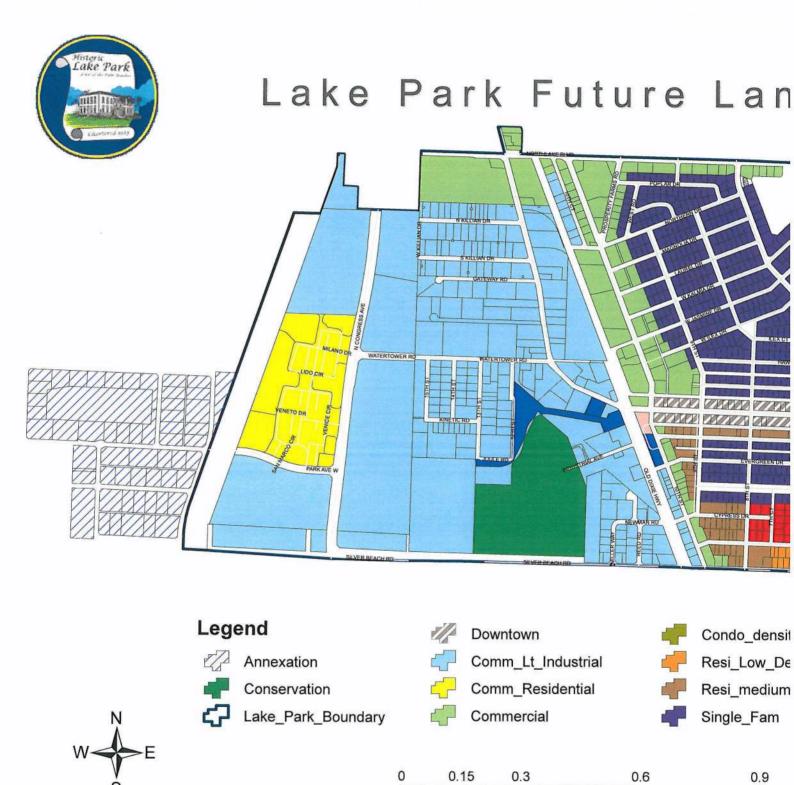


Lake Park Bioscience Overlay

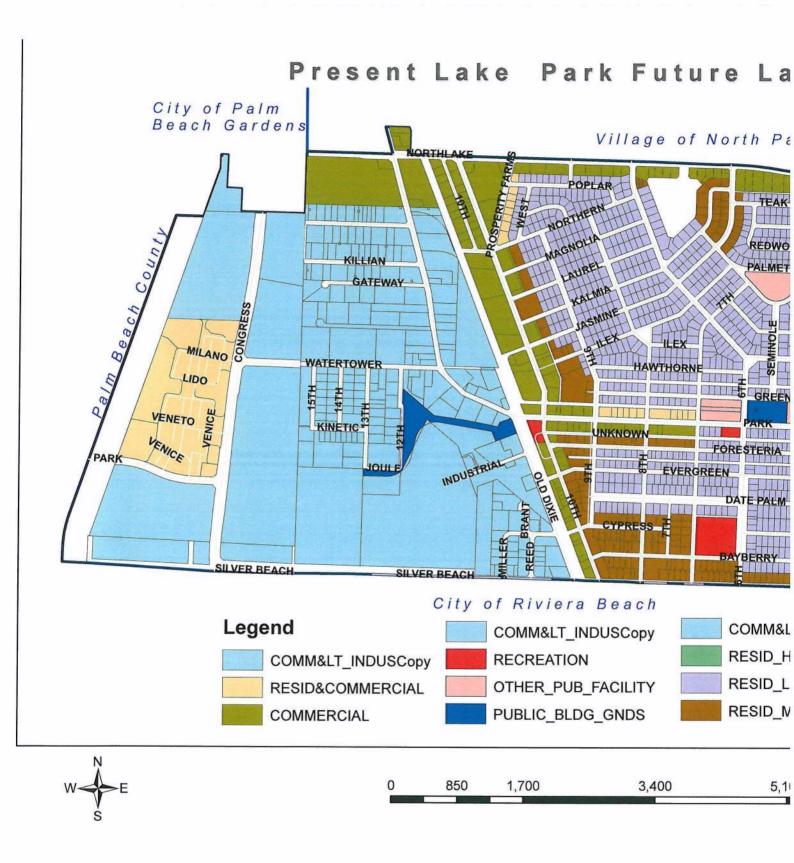


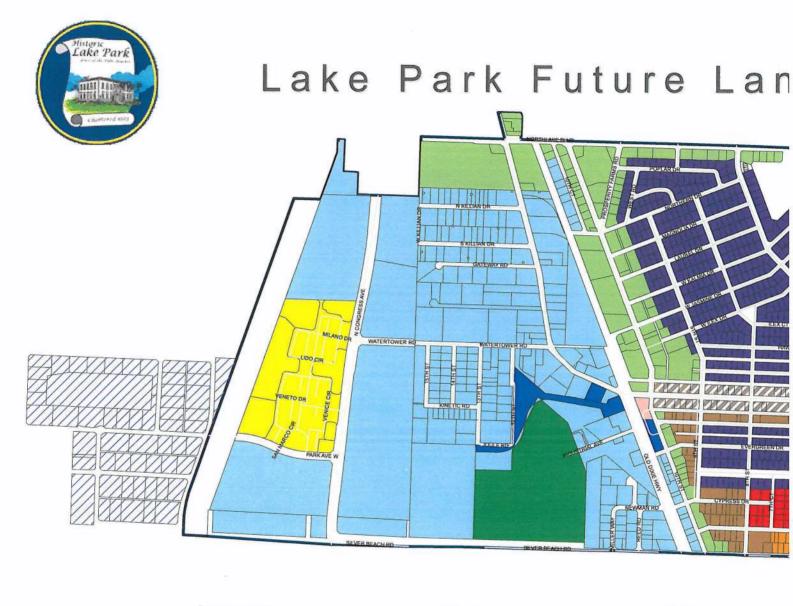


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10-22-2007









Annexation



Conservation



Lake_Park_Boundary



Downtown



Comm_Lt_Industrial



Comm_Residential



Commercial



Condo_densi



Resi_Low_De



Resi_medium



Single_Fam

0.15

0.3

0.6

0.9

10-22-2007

